

**MINUTES OF THE MEETING OF THE
CITY OF SOUTH PASADENA PLANNING COMMISSION
MEETING CONVENED THIS 26th DAY OF OCTOBER 2015, 6:30 P.M.
AT THE AMEDEE O. DICK RICHARDS JR.
CITY COUNCIL CHAMBERS, 1424 MISSION STREET**

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| ROLL CALL | | <p>Meeting convened at: 6:35 p.m.</p> <p>Commissioners Present: Kristin Morrish, Chair Evan Davis Anthony George</p> <p>Council Liaison Robert S. Joe, Council Liaison</p> <p>Staff Present: David G. Watkins, Director of Planning and Building Holly O. Whatley, Assistant City Attorney John Mayer, Senior Planner Knarik Vizcarra, Assistant Planner</p> <p>Absent: Steven Dahl, Vice-Chair Richard Tom, Commissioner</p> <p>Counsel Liaison, Mayor Bob Joe led the pledge of allegiance.</p> |
| PUBLIC COMMENTS | | None |
| NEW BUSINESS | 1 | <p>Holiday Meeting Schedule</p> <p>The Commission discussed which date to choose for the upcoming special meeting to be scheduled during the month of December.</p> <p>A motion was made by Chair Morrish, seconded by Comm. George to select the date of December 10, 2015 for their special meeting.</p> <p>The motion carried 3-0.</p> |
| PUBLIC HEARING | 2 | <p>1228 Kolle Avenue (Hillside Development Permit/Design Review – New Single Family Residence)</p> <p>Senior Planner, John Mayer reviewed the details of the project. Mr. Mayer noted that the project is consistent with the General Plan and the Zoning standards and guidelines. At the conclusion of his project, the Commission did not have questions for Mr. Mayer.</p> <p>Chair Morrish declared the public hearing open. Project Architect, Linda Hames, represented Dahl Architecture. Ms. Hames noted that great care was taken to set the project back from the property line.</p> |

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| | <p>Property owner, Jay Tittle addressed the Commission and noted that he had five objectives in the design of the new residence as follows: 1) he chose to retain the existing Pepper tree; 2) use minimal grading; 3) construct an open interior; 4) incorporate indoor-outdoor living areas in the project design; and 5) selected a contemporary modern design for the project, which would fit in well with the eclectic neighborhood.</p> <p>Comm. George reviewed the window schedule and discussed the intent of the elevated stair hallway. Mr. Tittle noted that the elevated stair hallway differentiated the massing between the single story of the living room and the two-story of the house. He also noted that the windows on the north elevation bring in a large amount of daylight into the house.</p> <p>Seeing that there were no other speakers in favor of or in opposition to this project, Chair Morrish declared the public hearing closed.</p> <p>The Commission noted the following about the project: 1) the renderings were helpful regarding setbacks and proportions, relative to the neighbor's house; 3) the design was aggressive; 4) it is a tall project; 5) the top windows above the second floor were a concern, since they may loom down on the neighbors, but their concerns were alleviated with the three dimensional rendering; 6) the house is set back as opposed to other imposing houses on the street; 7) the indoor /outdoor living area was a nice feature of the project and; 8) the tree saving efforts were acknowledged.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Comm. George to approve the resolution, the Negative Declaration, and the Hillside Development Permit.</p> <p>The motion carried 3-0. Resolution (15-25)</p> |
| 3 | <p>1019 Mission Street (Six Month Conditional Use Permit Review; Conditional Use Permit Modification – Live Music)</p> <p>Assistant Planner, Knarik Vizcarra presented her staff report, regarding a six month review and approval of a Conditional Use Permit Modification to allow live music. Regarding the six month review, Ms. Vizcarra noted the following; 1) staff has not received complaints of live music; and 2) the police responded to two calls regarding loud music during September & October during early morning hours. Since there were minimal calls to the police and no complaints were received by the Planning department, staff determined that the applicant is in compliance with the conditions of approval for the project.</p> <p>Ms. Vizcarra presented staff's request for the Commission to receive and file this report.</p> <p>Ms. Vizcarra noted that the applicant proposed to provide live entertainment</p> |

four nights a week, Wednesdays and Thursdays from 7:30 p.m. to 9:00 p.m. and on Fridays and Saturdays from 10:00 p.m. to Midnight. A letter of support was included in the staff report for live music and e-mails of support were forwarded to the Commission. Additionally, Two letters were received in opposition and one letter was received in support of live music. The tenant behind ARO expressed his concerns regarding live music. Staff discussed changing the hours on Fridays and Saturdays, but the applicant was not in agreement. Knarik noted that staff recommended approval for the application based on a three-month review. Ms. Vizcarra presented the Commission with a petition in support of live music at the restaurant. At the conclusion of her staff report, Comm. Davis clarified that there were two incidents involving noise.

Chair Morrish declared the public hearing open.

The restaurant owner, Prahbat Raina addressed the Commission and noted that he received more than 200 signatures in support of live music. He noted that the restaurant has been featured in the Los Angeles Times, L.A. Weekly, Pasadena Weekly; Mr. Raina would like to include live music to enhance the dining experience by his guests. Since the restaurant is small, Mr. Raina proposed having a trio, a duo or solo performers, rather than a band.

Comm. Davis discussed the two incidents reported to the police regarding loud music. Mr. Raina noted that the door was left open and noise traveled outside. Since that incident, Mr. Raina ensures that the door is closed. Signage was discussed, regarding quiet voices outside during early morning hours. Mr. Raina noted that he does have signage asking patrons to keep their voices down when outside the restaurant. Hours, for live music, were discussed.

Mr. Raina noted that he is aware that he is managing a restaurant and not a night club. Comm. Morrish inquired if there is a dance component to the live music. Mr. Raina noted that there is limited space; therefore, there is not enough room to dance. He pointed out that some of the musicians he is considering are from the city of South Pasadena.

Comm. George thanked Mr. Raina for explaining what kind of music he is planning on providing to patrons.

The following people spoke in support of the application: 1) Kevin Smith, 400 Quail Dr. Mt. Washington; and 2) Sean Seraf, 809 Meridian Ave. They were in favor of the project and noted that the restaurant will provide a cultural experience, live music is welcomed, it is a permitted use in MSSP area, and the restaurant is an artistic place to relax. Chair Morrish declared the public hearing closed.

Comm. George was comfortable that everyone understood the intention of the MSSP and were aware of the difference between restaurant and bar/club.

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| | | <p>A motion was made by Comm. George to approve the Conditional Use Permit Modification to allow live music at 1019 Mission Street.</p> <p>Comm. Davis amended Comm. George's motion to include receiving and filing the report.</p> <p>Seconded by Comm. Davis.</p> <p>The motion carried 3-0. Resolution (15-26)</p> |
| | 4 | <p>455 La Terraza (Hillside Development Permit – Single Family Addition & Pool)</p> <p>Assistant Planner, Knarik Vizcarra presented her staff report and provided a review of the project details. Ms. Vizcarra noted that approximately, a third of the lot is flat where the house is located and where the pool is proposed, but the other two-thirds of the lot is located on a steep hill. Public comments were not received, regarding this project. Ms. Vizcarra noted that the applicant did not agree with Condition #11 - Sewer & Impact Fees and Condition #39 – Asphalt Replacement. The project met all of the required findings for a Hillside Development Permit and Design Review. At the conclusion of Ms. Vizcarra's project, Chair Morrish inquired whether the Growth fee, (Cond. 13) was applicable. Ms. Vizcarra noted that it was applicable.</p> <p>Chair Morrish inquired if the applicant was present.</p> <p>The homeowner, Mr. Andrew Rottenbacherer expressed the issue he had with condition 39. Mr. Rottenbacher lives in a cul-de-sac; therefore, a small space in the middle of the street would be paved. Instead if repaving a small area in the middle of the street, he suggested providing the City with funds at a later date to repave the whole cul-de-sac.</p> <p>Chair Morrish declared the public hearing closed.</p> <p>Ms. Vizcarra discussed whether it was feasible for the applicant to repave the cul-de-sac at a later date with Assistant City Attorney Whatley and Comm. Davis. Comm. George noted that it is not certain how the Public Works department determined whether an applicant needs to repave a portion or repave the entire street. Comm. George suggested omitting condition 39 from the project, since it is not applicable. If the street is visibly damaged because of construction trucks, then the applicant should pay for the damage.</p> <p>The public hearing was re-opened to see if the applicant was in agreement with the removal of condition 39. The applicant was in agreement with the removal of the condition.</p> |

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| | | <p>Chair Morrish suggested rewording the condition to include repaving, if there is damage done to the street but Comm. George noted that there is currently a condition in place which takes care of that situation.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Comm. George to approve the resolution, the Hillside Development Permit, Design Review with the following modification: 1) Strike conditions 11, 12 and 39.</p> <p>The motion carried 3-0. Resolution (15-27)</p> |
| | 5 | <p>1200 Fair Oaks Avenue (Conditional Use Permit – Hydrogen Fueling Station)</p> <p>Senior Planner John Mayer reviewed the details of the project. Mr. Mayer pointed out that the following areas, which may experience impacts due to construction at the station as follows: biological resources; cultural resources; safety and noise. Mr. Mayer also discussed mitigating factors. Staff recommended project approval and the adoption of the negative declaration. The Commission did not have questions for Mr. Mayer at the conclusion of his presentation.</p> <p>Chair Morrish declared the public hearing open.</p> <p>Dr. Tim Brown addressed three problems that he would like to change as follows: 1) dependence on oil; 2) carbon dioxide; and 3) smog/poor air quality. He noted that the answer to these issues is electric cars, which are fueled by hydrogen. At the inquiry of Chair Morrish, Mr. Brown noted that two hydrogen stations are in the state of California but only one is in operation. There will be one delivery of hydrogen to the station on a daily basis. Mr. Brown expects to fuel about 40 cars a day at the station on a daily basis. He also noted that old unused underground motor oil tank will be removed. Landscaping plans were not submitted because a power pole is needed; therefore, once the site is selected for the power pole, an accurate landscaping plan will be submitted.</p> <p>The following people expressed their concerns about the project: 1) Gerald Secundy, 1610 Lyndon St., 2) Shaun Smith, 1616 Lyndon St., 3) Mary Heuges., 1617 Monterey Rd., 4) Al Benzoni, 1617 Monterey Rd., 5) Adam Johnson, 1615 Altos de Monterey Rd., and 6) Doug Bilitch, 1608 Lyndon St. The topics of concern were as follows: a) noise; b) safety; c) aesthetics; d) plant screening [Carolina cherries, dense screening, was recommended]; e) vagrants/students frequent behind the gas station; f) flammable gas; g) construction phase; h) excess glare - lighting; i) non-conforming, commercial general land; and j) the need for a buffer zone (wall of separation between the station and the public); k) tank stirring [alleyway]; l) traffic; and m) alleyway concerns [drugs, drinking].</p> |

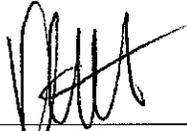
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| | | <p>The property owner spoke in support of the project and noted that he will make sure that the station will have the latest in technology and the location will be safe.</p> <p>Dr. Tim Brown noted that safety is a priority for the company and the issues raised by the residents will be addressed.</p> <p>Jordan Schultz, Risk Management noted that the retaining wall will be about eight feet and it will be a concrete barrier. Safety/security measures will be in place for the hydrogen tank to operate safely.</p> <p>Dr. Brown noted that his obligation is to be on location for ten years.</p> <p>The Commission discussed the issues brought up by residents.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. George, seconded by Comm. Davis continue this item to the next special meeting on December 10, 2015.</p> <p>The motion carried 3-0.</p> |
| | 6 | <p>1412 El Centro Street (Conditional Use Permit/Tentative Parcel Map/Design Review – New Mixed Use)</p> <p>Commissioner, George recused himself from voting on this item.</p> <p>Senior Planner, John Mayer presented staff's request to continue this item to the special meeting scheduled on December 10, 2015 due to the lack of a quorum for this item.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Chair Morrish to continue this item to the special meeting scheduled on December 10, 2015.</p> <p>The motion carried 2-0</p> |
| | 7 | <p>871 Oneonta Drive (Hillside Development Permit/Design Review – New Single Family Residence)</p> <p>Senior Planner, John Mayer presented staff's request to pull this item from the agenda. Additional information was submitted to staff after the notices were sent out; therefore, staff would like to have the opportunity to view the new information.</p> |

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| | 8 | <p>ZCA - Massage Establishments</p> <p>Planning and Building Director, David Watkins reviewed the details of the project. Mr. Watkins requested that the Commission approve the resolution recommending that the City Council adopt the Zoning Code amendment and provide comments and recommendations.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Davis, seconded by Comm. George to adopt the resolution to initiate a Zoning Code amendment 0051-CCA [attachment 1] and approve the resolution, [attachment 2] recommending that the City Council adopt the Zoning Code Amendment, 0051-CCA and comments, recommendations & changes.</p> <p>The motion carried 3-0. Resolution (15-27)</p> |
| | 9 | <p>Minutes of the Planning Commission's August 24, 2015 meeting</p> <p>The minutes for the August 24, 2015 meeting were approved as submitted by staff.</p> |
| | 10 | <p>Comments from City Council Liaison</p> <p>Mayor Bob Joe addressed item #5 – 1200 Fair Oaks Ave. Mayor Joe suggested that staff research the requirements, which other cities place on their hydrogen fueling stations.</p> <p>Council Liaison, Bob Joe pointed out the following decisions made by the City Council at their monthly meetings: A) <u>10/7/15</u> – 1) approved of the city participating as a host city for the Amgen Tour of California on 5/16/16; 2) considered the establishment of a rent review advisory committee. B) <u>10/21/15</u> – 1) a Supervisory District Access Funds Grant program, will provide the city with funds to build a dog park in the city; 2) 2131 Hanscom Dr. will return to the Planning Commission to determine whether a deputy inspector is needed for this project; 3) whether regulations permitting valet parking will be beneficial for the city, which will also be directed to the Planning Commission; and 4) voted to donate surface street signs to Spark [sales from the signs to be used for public art programs].</p> |
| | 11 | <p>Comments from Planning Commissioners</p> <p>Comm. George thanked all of the speakers that provided public testimony on the different items. Comm. George also reminded the public that November 3, 2015 is election day.</p> |
| | 12 | <p>Comments from Staff</p> <p>Director of Planning and Building, David Watkins informed the public that City hall will be closed from 11/25/15 to 11/27/15. During this time the City's IT vendor will be installing new servers. The City's web site and</p> |

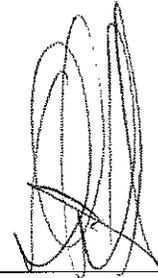
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| | | email systems will be offline. |
| ADJOURN- MENT | 13. | The meeting adjourned at 9:03 p.m. to the special Planning Commission meeting scheduled for December 10, 2015. |

I HEREBY CERTIFY that the foregoing minutes were adopted by the Planning Commission of the City of South Pasadena at a special meeting held on the December 10, 2015.

AYES: DAVIS, GEORGE, MORRISH
NOES: NONE
ABSENT: NONE
ABSTAIN: DAHL & TOM



Kristin Morrish, Chair



Steven Dahl, Vice-Chair

ATTEST:



Elaine Serrano, Recording Secretary